



An
Bord
Pleanála

Board Direction
BD-017793-24
ABP-319253-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/10/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the Louth County Development Plan 2021-2027 and in particular Policy Objectives HOU 48 and HOU 49 and Section 13.9.12, it is considered that the proposed development is not an appropriate scheme for revitalisation of a vernacular building. The development relates to a ruined structure, which does not contribute to the landscape character of the area. It is considered that the structure to be renovated has suffered significant damage and is not substantially intact. It is proposed to demolish most of the structure's existing fabric, including both gable walls and all the internal walls. A construction management plan, setting out how the building would be protected from collapse during the proposed renovation and refurbishment, has not been provided.
2. It is also considered that the applicant, on the basis of the documentation submitted on file has failed to demonstrate compliance with the Local Needs Qualifying Criteria relative to the Rural Housing Policy Zone set out in Tables 3.4 and 3.5 of the Development plan and would therefore contravene Policy Objective HOU 41 of the Louth County Development Plan 2021- 2027. The

proposal would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Paul Caprani

Date: 08/10/2024